



Legislation Details (With Text)

File #:	12-0597	Version:	1	Name:	5/21/12 Shell PUD Zoning
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File created:	5/21/2012	In control:	City Council		
On agenda:	7/2/2012	Final action:	7/2/2012		
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Title: An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 1.44 Acres from PUD (Planned Unit Development District) to Revised PUD (Planned Unit Development District), Shell Service Station/Convenience Store Revised PUD Zoning and Supplemental Regulations, 2679 Ann Arbor-Saline Road (CPC Recommendation: Approval - 9 Yeas and 0 Nays) (Ordinance No. ORD-12-21)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 12-21 Briefed and Approved, 2. 12-21 Briefed, 3. 04-18-12 Ordinance_SuppRegs, 4. 04-17-12 Planning Staff Report, 5. 03-06-12 CPC Minutes.pdf

Date	Ver.	Action By	Action	Result
7/2/2012	1	City Council	Held and Closed	
7/2/2012	1	City Council	Adopted on Second Reading	Pass
5/21/2012	1	City Council	Approved on First Reading	Pass

An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 1.44 Acres from PUD (Planned Unit Development District) to Revised PUD (Planned Unit Development District), Shell Service Station/Convenience Store Revised PUD Zoning and Supplemental Regulations, 2679 Ann Arbor-Saline Road (CPC Recommendation: Approval - 9 Yeas and 0 Nays) (Ordinance No. ORD-12-21) Approval of this ordinance will amend the PUD (Planned Unit Development) zoning for this property that was originally approved in 1995. Approval of this ordinance will also create supplemental regulations for the revised PUD, which was approved prior to the current PUD zoning requirements.

Petition Summary:

- The petitioner proposes commercial uses permitted in the C1 (Local Business District) and gasoline service station and car wash uses. These uses are listed in the draft supplemental regulations.
- The petitioner addressed issues raised by Planning Commission by agreeing to move outdoor sales and display of merchandise from the front of the building to the side and rear of the building without blocking any pedestrian connections. This change is reflected in the draft supplemental regulations.

The City Planning Commission, at its meeting of April 17, 2012, recommended approval of this request.

Attachments: Ordinance with 4/18/12 Supplemental Regulations, 4/17/12 Planning Staff Report, 3/6/12 Planning Commission Minutes, 4/17/12 Planning Commission Minutes

Prepared By: Chris Cheng, City Planner

Reviewed By: Wendy L. Rampson, Planning Manager and Sumedh Bahl, Community Services Administrator

ORDINANCE NO. ORD-12-21

First Reading: May 21, 2012

Published: July 12, 2012

Public Hearing: July 2, 2012

Effective: July 22, 2012

SHELL SERVICE STATION/CONVENIENCE STORE REVISED PUD ZONING
(2679 ANN-ARBOR-SALINE ROAD)

AN ORDINANCE TO AMEND THE ZONING MAP, BEING A PART OF CHAPTER 55 OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR

The City of Ann Arbor ordains:

Section 1. THE ZONING MAP, which, by Section 5:4 of Chapter 55 of Title V of the Code of the City of Ann Arbor is made a part of said Chapter 55, shall be so amended as to designate the zoning classification of property described as follows:

COM AT E 1/4 COR SEC 6, T3S, R6E, TH S 18 MIN 35 SEC E 818.68 FT
ALNG EL OF SEC 6 TO POB, TH S 18 MIN 35 SEC E 501.69 FT, TH N
46 DEG 28 MIN 10 SEC W 347.15 FT, TH N 43 DEG 32 MIN 25 SEC E
361.43 FT TO POB, PRT OF SE 1/4 SEC 6 AND PRT OF LOT 3
CRANBROOK SUB CONTAINING 1.44 AC

in the City of Ann Arbor, Washtenaw County, Michigan as PUD (Planned Unit Development District) in accordance with the attached Shell Service Station/Convenience Store Revised PUD Supplemental Regulations, which are hereby adopted and incorporated into the Shell Service Station/Convenience Store Revised PUD zoning ordinance.

Section 2. This ordinance shall take effect and be in force on and after ten days from legal publication.

CERTIFICATION

I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor, Michigan, at its regular session of July 2, 2012.

Date

Jacqueline Beaudry, City Clerk

John Hieftje, Mayor

I hereby certify that the foregoing ordinance received legal publication on the Ann Arbor City Clerk's Webpage on July 9, 2012.

Jacqueline Beaudry, City Clerk

**Shell Service Station/Convenience Store PUD Zoning District
Supplemental Regulations**

Section 1: Purpose

It is the purpose of City Council in adopting these regulations to create a more functional set of PUD regulations for this parcel. These regulations will create additional convenience retail options on this site, as well as the opportunity for additional employees. These regulations will support design guidelines for this visible gateway site.

Section 2: Applicability.

The provisions of these regulations shall apply to the property described as follows:

COM AT E 1/4 COR SEC 6, T3S, R6E, TH S 18 MIN 35 SEC E 818.68 FT ALNG EL OF SEC 6 TO POB, TH S 18 MIN 35 SEC E 501.69 FT, TH N 46 DEG 28 MIN 10 SEC W 347.15 FT, TH N 43 DEG 32 MIN 25 SEC E 361.43 FT TO POB, PRT OF SE 1/4 SEC 6 AND PRT OF LOT 3 CRANBROOK SUB CONTAINING 1.44 AC

Otherwise known as 2679 Ann Arbor-Saline Road. Ann Arbor, MI 48103

These regulations are intended to supplement only those provisions in the City Codes that may be modified as a part of a PUD and shall not be construed to replace or modify other provisions or regulations in the City Codes.

Section 3: Findings

The beneficial effects of the proposed site plan and supplemental PUD regulations are as follows:

- (A) The expansion of convenience retail options at this site will benefit the surrounding neighborhoods.
- (B) The architectural design standards set by the PUD will ensure appropriate development of this

gateway site.

- (B) Additional job opportunities within the City limits will result from the expansion of the retail store.
- (C) The Mallets Creek watershed will be protected and enhanced by the expanded storm water management system within the development.
- (D) The parcel described above meets the standards for approval as a PUD, and the regulations contained herein constitute neither the granting of special privilege nor deprivation of property rights.

Section 4: PUD Regulations

- (A) Permitted principal uses shall be:

- (1) Those principal uses permitted in the C1 (Local Business District) as set forth in the Zoning Ordinance of City Code.
- (2) Gasoline service station
- (3) Car wash

- (B) Permitted accessory uses shall be:

- (1) Those accessory uses permitted in the C1 (Local Business District) as set forth in the Zoning Ordinance of City Code.
- (2) Temporary display and sales of merchandise sold by the principal use, subject to a maximum of 180 days per calendar year, occupying an area 10% of the size of the principal building or use, not located in any required open space, and maintaining adequate pedestrian and vehicular circulation. Permitted in all commercial zoning districts with Zoning Compliance Permit.
- (3) Vending machines, merchandise and display areas are not to be located within the sidewalk perimeter around the building and are not to be located in front of the building.

- (C) Setbacks:

Front: North (Ann Arbor - Saline Road) - 10 feet MINIMUM
South(West Eisenhower Boulevard) - 10 feet MINIMUM
Rear: None

- (D) Height:

50 feet MAX

- (E) Lot Size: The size of the PUD zoning district shall be a minimum of 60,000 sf.

- (F) Floor Area Ratio:

Allowable floor area in percentage of lot area for the PUD shall be 150% MAX

- (G) Parking: Vehicular and bicycle off-street parking shall be provided as required by City Code.

(H) Architectural and Site Design:

The exterior site and building features shall be consistent with the following design guidelines, as determined by the Planning Manager:

Design of the building on the site shall contain a dominant architectural feature that serves as a focal point for this gateway site.

Driveways, access points, loading docks and outdoor sales areas shall be located to minimize impact on pedestrians and maintain pedestrian safety, circulation and comfort.

Locate and sufficiently screen mechanical systems to minimize visual impacts from the right-of-way and adjacent buildings.

Principal exterior materials of all sides of buildings shall be of a permanent quality, such as masonry, cultured stone, glazed tile, or textured concrete block. Roof areas visible from ground level shall be surfaced with standing seam metal or metal cap.

Building façades shall be detailed to provide architectural relief, accent materials, fenestration, and varied rooflines.

Prepared by Chris Cheng